

076.0

0003

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,100,100 / 1,100,100

APPRAISED:

1,100,100 / 1,100,100

USE VALUE:

1,100,100 / 1,100,100

ASSESSED:

1,100,100 / 1,100,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
47		CROSBY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PATRICK TYLER &	
Owner 2: DIMOLA MEREDITH	
Owner 3:	
Street 1: 47 CROSBY STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: RJJJ LLC -	
Owner 2: -	
Street 1: 296 FULTON STREET	
Twn/City: MEDFORD	

St/Prov: MA	Cntry	
Postal: 02155	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2721 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2018	758	Inter Fi	125,000					kitch & bath reno
12/9/2014	1688	Manual	2,152					Air sealing and in
12/9/2013	1786	Heat App	9,000	C				
11/18/2013	1698	Addition	260,000	C				
2/8/2002	78	Siding	8,000	C				VINY SIDING

ACTIVITY INFORMATION			
Date	Result	By	Name
5/14/2015	SQ Returned	MM	Mary M
5/12/2014	Measured	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Elen K
12/15/2008	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/22/1999	Inspected	267	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9298	Sq. Ft.	Site			0	70.	0.75	12									489,258						489,300	

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>
Type: 6	- Colonial	Full Bath: 3	Rating: Very Good	SCUTTLE HOLE.		
Sty Ht: 2	- 2 Story	A Bath:	Rating:			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:			
Foundation: 3 - BrickorStone		A 3QBth:	Rating:			
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good			
Prime Wall: 4 - Vinyl		A HBth:	Rating:			
Sec Wall: %		OthrFix:	Rating:			
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1		
Color: YELLOW		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	
View / Desir:		Frl:	Rating:	Other		
<b>GENERAL INFORMATION</b>		WSFlue:	Rating:	Upper		
Grade: B- - Good (-)		<b>CONDOS INFORMATION</b>				
Year Blt: 1953		Eff Yr Blt:	Location:	Lvl 2		
Alt LUC:		Alt %:	Total Units:	Lvl 1		
Jurisdct: G15		Fact: .	Floor:	Lower		
Const Mod:		% Own:	Totals RMss: 9 BRs: 6 Baths: 3 HB 1			
<b>REMODELING</b>		<b>RES BREAKDOWN</b>				
Exterior:		No Unit	RMS	BRS	FL	

The sketch shows a rectangular building footprint. The width is indicated as 32' at the top right. A central opening is labeled with dimensions 12' wide by 11' high. To the left of this opening, there is a vertical column of labels: FFL, BMT, and SFL. The depth of the footprint is indicated as 20' at the bottom right.

## **INTERIOR INFORMATION**

Avg Ht/FL: STD		
Prim Int Wal: 1	- Drywall	
Sec Int Wall:		%
Partition: T	- Typical	
Prim Floors: 3	- Hardwood	
Sec Floors:		%
Bsmnt Flr: 4	- Carpet	
Subfloor:		
Bsmnt Gar:		
Electric: 3	- Typical	
Insulation: 2	- Typical	
Int vs Ext: S		
Heat Fuel: 1	- Oil	
Heat Type: 5	- Steam	
# Heat Sys: 1		
% Heated: 100	% AC:	
Solar HW: NO	Central Vac:	NO
% Com Wal	% Sprinkled	

# MOBILE HOME

Make:

odel:

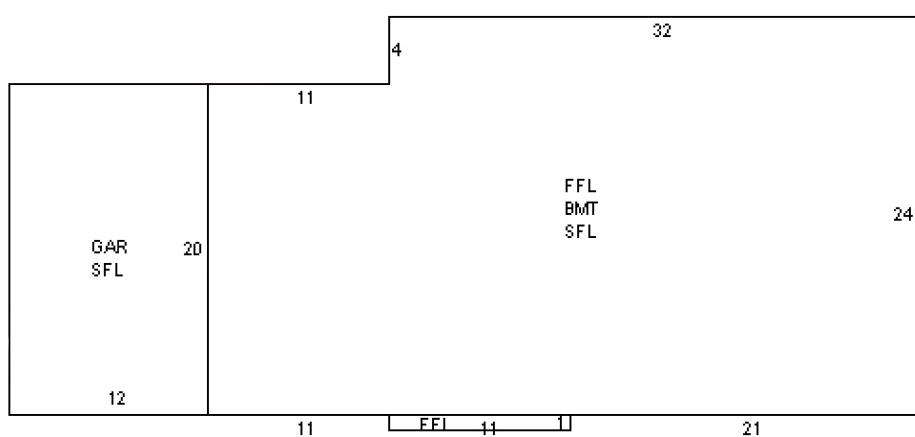
Serial #

Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 x 10	A	FR	1956	6.00	T	51	101			300			300

# SKETCH



SUB AREA

SUB AREA DETAIL

**AssessPro** Patriot Properties, Inc

